

CERTIFICATE OF COMPLETION

PURSUANT TO Section 7.01 of Cornerstone Apartments Redevelopment Agreement (the “**Agreement**”) dated as of November 7, 2014 by and between the City of Chicago, an Illinois municipal corporation (the “**City**”), through its Department of Planning and Development (“**DPD**”), and TCB Evans Langley, LLC and The Community Builders, Inc. (collectively, the “**Developer**”), the City, by and through its Department of Planning and Development hereby certifies effective as of the 17th day of March, 2016, as follows:

1. Completion of the Project. The Developer has fulfilled its obligation to complete the Project (as defined in the Agreement) located on the property legally described on Exhibit A hereto, in accordance with the terms of the Agreement.

2. Other provisions of the Agreement; no waiver. Except with respect to the terms of the Agreement specifically related to the Developer’s obligation to complete the Project, which the City hereby certifies have been satisfied: (a) all executory terms and conditions of the Agreement and all representations and covenants contained therein remain in force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

IN WITNESS WHEREOF, the City has caused this Certificate of Completion to be executed.

CITY OF CHICAGO

By: 
James Horan
Deputy Commissioner, TIF Division
Department of Planning and Development

EXHIBIT A

To Certificate of Component Completion dated effective March 17, 2016.

Legal Description for the
Project as defined in the Cornerstone Apartments
Redevelopment Agreement

The legal description of the Project Site follows this Exhibit cover sheet.

EXHIBIT A
LEGAL DESCRIPTION

TIF PROPERTY

***PARCEL 1:

PARCEL 1A:

THAT PART OF THE WEST 49 1/2 FEET OF THE EAST 147 11/12 FEET OF THE NORTH 1/2 OF LOT 5 LYING EAST OF THE WEST 50 FEET OF THE EAST 173.83 FEET OF SAID LOT 5 IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND THROUGH THE WILLARD ACCESS EASEMENT AREA FOR ACCESS FOR VEHICLES AND PEDESTRIANS FOR INGRESS AND EGRESS IN, OVER AND THROUGH WILLARD ACCESS EASEMENT AREA AND ESTABLISHED IN DECLARATION OF ACCESS EASEMENT RECORDED NOVEMBER 6, 2014 AS DOCUMENT NUMBER 1431045021 MADE BY AND BETWEEN WILLARD SQUARE LIMITED PARTNERSHIP AND WASHINGTON PARK NORTH, LLC, OVER THE SOUTH 16 FEET OF THE FOLLOWING DESCRIBED PREMISES:

THE NORTH HALF OF LOT 5 (EXCEPT THAT PART TAKEN FOR ST. LAWRENCE AVENUE) (LYING WEST OF THE EAST 173.83 FEET THEREOF) IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH QUARTER OF THE NORTH EAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE WEST 50 FEET OF THE EAST 173.83 FEET OF THE NORTH HALF OF LOT 5 IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE EAST 49.75 FEET OF THE NORTH HALF OF LOT 5 IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PARCEL 2A:

THE WEST 49 FEET 1 INCH OF THE EAST 98 FEET, 10 INCHES OF THE NORTH 1/2 OF LOT 5 (EXCEPT THAT PART THEREOF TAKEN FOR ST. LAWRENCE AVENUE) IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND THROUGH THE WILLARD ACCESS EASEMENT AREA FOR ACCESS FOR VEHICLES AND PEDESTRIANS FOR INGRESS AND EGRESS IN, OVER AND THROUGH WILLARD ACCESS EASEMENT AREA AND ESTABLISHED IN DECLARATION OF ACCESS EASEMENT RECORDED NOVEMBER 6, 2014 AS DOCUMENT NUMBER 1431045021 MADE BY AND BETWEEN WILLARD SQUARE LIMITED PARTNERSHIP AND WASHINGTON PARK NORTH, LLC, OVER THE SOUTH 16 FEET OF THE FOLLOWING DESCRIBED PREMISES:

THE NORTH HALF OF LOT 5 (EXCEPT THAT PART TAKEN FOR ST. LAWRENCE AVENUE) (LYING WEST OF THE EAST 173.83 FEET THEREOF) IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF

THE SOUTH QUARTER OF THE NORTH EAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE WEST 50 FEET OF THE EAST 173.83 FEET OF THE NORTH HALF OF LOT 5 IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE EAST 49.75 FEET OF THE NORTH HALF OF LOT 5 IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 5 AND 6 AND THE EAST 2 FEET OF LOT 7 IN THE SUBDIVISION OF LOT 4 IN LAVINIA AND COMPANY'S SUBDIVISION OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.***

PERMANENT REAL ESTATE INDEX NO. 20-10-225-004, vol. 253

Affects: Parcel 2

615-17 E. 50th Street, Chicago, Illinois

PERMANENT REAL ESTATE INDEX NO. 20-10-225-016, Vol. 253

Affects: Parcel 1

611 E. 50th Street, Chicago, Illinois

PERMANENT REAL ESTATE INDEX NO. 20-10-226-001, vol. 253

Affects: East 2 feet of Lot 7 of Parcel 3

633-35 E. 50th Street, Chicago, Illinois

PERMANENT REAL ESTATE INDEX NO. 20-10-226-002, vol. 253

Affects: Lots 5 and 6 of Parcel 3

633-35 E. 50th Street, Chicago, Illinois

Easement Parcel Permanent Real Estate Index N. are:

20-10-225-001, vol. 253 (Part of Parcels 1B and 2B and other property)

20-10-225-002, vol. 253 (Part of Parcels 1B and 2B and other property)

20-10-225-005, vol. 253 (Part of Parcels 1B and 2B and other property)

20-10-225-015, vol. 253 (Part of Parcels 1B and 2B and other property)

EXHIBIT ~~A~~ B
LEGAL DESCRIPTION

NON-TIF PROPERTY

***PARCEL 4:

LOTS 13 AND 14 IN BLOCK 2 IN WASHINGTON PARK SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

PARCEL 5A:

LOT 19 LYING EAST OF THE WEST 140 FEET THEREOF (EXCEPT THE SOUTH 128 FEET OF SAID LOT) IN LAVINIA AND COMPANY'S SUBDIVISION OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5B:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, OVER, ACROSS, ON AND THROUGH THE DRIVEWAY AREA AND ESTABLISHED IN GRANT OF EASEMENT (ACCESS) RECORDED NOVEMBER 1, 2012 AS DOCUMENT NUMBER 1230645043 MADE BY PLAZA ON THE PARK II ASSOCIATES, GRANTOR, AND EVANS LANGLEY LIMITED PARTNERSHIP, AS GRANTEE, OVER THE FOLLOWING DESCRIBED PREMISES:

THE NORTH 12.5 FEET (APPROXIMATELY) OF THE SOUTH 128 FEET OF LOT 19 (EXCEPT THE WEST 140 FEET THEREOF) IN LAVINIA AND COMPANY'S SUBDIVISION OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID PREMISES SO MUCH THEREOF AS IS TAKEN AND USED FOR EVANS AVENUE) EXTENDING EASTERLY FROM THE EAST LINE OF SOUTH EVANS AVENUE ALONG THE NORTH LINE OF AFORESAID PROPERTY APPROXIMATELY 124.72 FEET, SAID EASEMENT BEING DEPICTED ON EXHIBIT "C" OF AFORESAID GRANT OF EASEMENT (ACCESS), ALL IN COOK COUNTY, ILLINOIS. ***

PERMANENT REAL ESTATE INDEX NO. 20-10-220-033, vol. 253

Affects: Parcel 4

648-54 E. 50th Street, and 4950-58 S. Langley Avenue, Chicago, Illinois

PERMANENT REAL ESTATE INDEX NO. 20-10-232-010, vol. 253

Affects: Parcel 5

727-33 E. 50th Place, and 5033-39 S. Evans Avenue, Chicago, Illinois

Easement Parcel Permanent Real Estate Index N. are:

20-10-232-022, vol. 253 (Parcel 5B and other property)